| 043.0 | 0001 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 850,000 / 850,000 |
| | | | | | USE VALUE: | 850,000 / 850,000 |
| | | | | | ASSESSED: | 850,000 / 850,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 37 | -39 | PHILIPS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GRIFFIN CATHERINE M TRUSTEE |
| Owner 2: | CATHERINE M GRIFFIN 2010 |
| Owner 3: | REVOCABLE TRUST |
| Street 1: | 37 PHILIPS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GRIFFIN CATHERINE M - |
| Owner 2: | - |
| Street 1: | 37 PHILIPS ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 3,438 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2337 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 3438.000 | 428,400 | 3,100 | 418,500 | 850,000 |
| Total Card | 0.079 | 428,400 | 3,100 | 418,500 | 850,000 |
| Total Parcel | 0.079 | 428,400 | 3,100 | 418,500 | 850,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.71 | /Parcel: 363.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 29873 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/30/18 |

!3619!

## PREVIOUS ASSESSMENT

Parcel ID: 043.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 428,500 | 3100 | 3,438. | 418,500 | 850,100 | 850,100 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 331,900 | 3100 | 3,438. | 444,700 | 779,700 | 779,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 331,900 | 3100 | 3,438. | 324,300 | 659,300 | 659,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 311,000 | 3100 | 3,438. | 282,500 | 596,600 | 596,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 311,000 | 3100 | 3,438. | 240,600 | 554,700 | 554,700 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 276,500 | 3100 | 3,438. | 235,400 | 515,000 | 515,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 276,500 | 3100 | 3,438. | 193,600 | 473,200 | 473,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 287,900 | 3100 | 3,438. | 184,100 | 475,100 | 475,100 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:49:38 |

## LAST REV

| Date | Time |
|---|---|
| 04/09/19 | 14:35:05 |
| apro | |
| 3619 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GRIFFIN CATHERI | 55244-466 | | 8/26/2010 | Convenience | 1 | No | No | | |
| | 11985-598 | | 4/22/1971 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/30/2018 | MEAS&NOTICE | CC | Chris C |
| 1/7/2009 | Meas/Inspect | 294 | PATRIOT |
| 3/1/2000 | Meas/Inspect | 268 | PATRIOT |
| 8/19/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 29873 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 3438 | | Sq. Ft. | Site | | 0 | 80. | 1.52 | 1 | | | | | | | | | 418,512 | | | | | | 418,500 | |

Total AC/HA: 0.07893 | Total SF/SM: 3438 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 418,512 | Spl Credit | Total: 418,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.09929395 |
| Const Adj.: | 0.98574620 |
| Adj $ / SQ: | 184.216 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 620836 |
| Depreciation: | 192459 |
| Depreciated Total: | 428377 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 4 | |

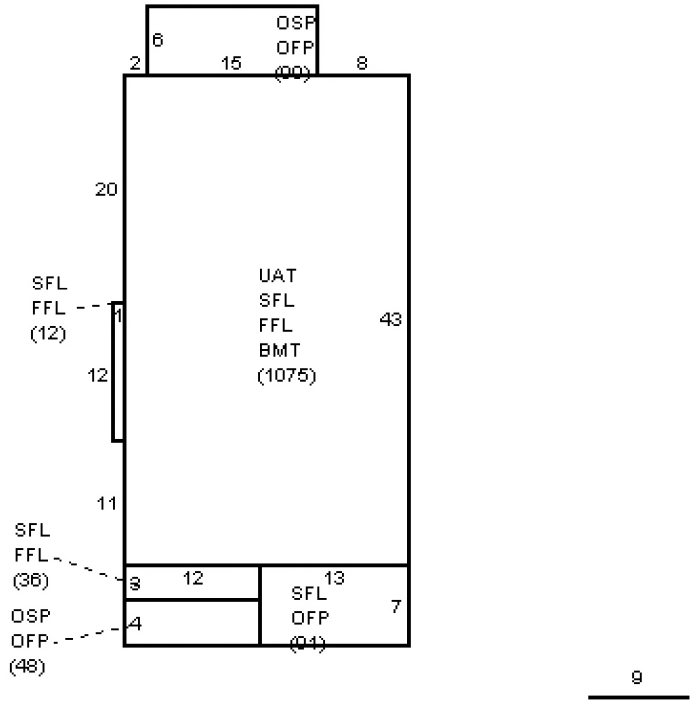
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 184.22 |
| Special Features: | 0 | Val/Su Net: | 105.83 |
| Final Total: | 428400 | Val/Su SzAd | 183.31 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,214 | 184.220 | 223,638 |
| FFL | First Floor | 1,123 | 184.220 | 206,875 |
| BMT | Basement | 1,075 | 55.260 | 59,410 |
| UAT | Upper Attic | 269 | 73.690 | 19,803 |
| OFP | Open Porch | 229 | 23.370 | 5,351 |
| OSP | Screen Porch | 138 | 30.860 | 4,258 |
| | | | | |
| | Net Sketched Area: | 4,048 | Total: | 519,335 |
| Size Ad | 2337 | Gross Are | 4854 | FinArea 2337 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 043.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X18 | A | AV | 1930 | 28.89 | T | 40 | 104 | | | 3,100 | | | 3,100 |

More: N | Total Yard Items: 3,100 | Total Special Featues: | Total: 3,100